



An
Bord
Pleanála

**Case Reference:
ABP-310351-21**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 374 no. residential units (224 no. houses, 150 no. apartments), crèche and associated site works.

Coolcarron (townland), Fermoy, County Cork

An Bord Pleanála has considered the issues raised in the pre-application consultation process and, having regard to the consultation meeting and the submission of the planning authority, is of the opinion that the documents submitted with the request to enter into consultations require further consideration and amendment to constitute a reasonable basis for an application for strategic housing development.

An Bord Pleanála considers that the following issues need to be addressed in the documents submitted that could result in them constituting a reasonable basis for an application for strategic housing development.

1. Development Strategy

- (i) Further justification / investigation at application stage for a pedestrian and cycle connectivity strategy, to the north and north west, from the site to the R639 and back to the town of Fermoy, having regard, to inter alia, the comments of the planning authority, at the tripartite meeting on the 27th November 2019.

- (ii) Further clarity with regard to the vehicular access off the R639 and the impact of the development on the garda weigh bridge and lay-by. Clarity on how the proposed development would impact the weigh station and also how the continuation of the operation of the weigh station would impact the access to the proposed development.
- (iii) Further clarity with respect to traffic connection proposed to the lands to the east, the requirement for traffic impact assessment.

2. Residential Amenity

- (i) Further consideration and / or justification of the documents as they relate to future residential amenity, having particular regard to the proportion of single aspect and north facing units and daylight and sunlight access. Particular regard should be had to the requirements of the Sustainable Urban Housing Design Standards for New Apartments Guidelines (2020) Section 3.16 – Section. 3.19 in relation to the dual aspect ratio and north facing units.
- (ii) Further consideration and / or justification of the documents with regard to Daylight and Shadow Impact Assessment of the proposed development, specifically with regard to impact upon adequate daylight and sunlight for individual units, public open space, courtyards, communal areas, private amenity spaces and balconies.

3. Infrastructural Services

- (i) Clarification with respect to upgrade works required to increase the capacity of the storm water drainage network to serve the development. The clarification should include timelines involved, for completion of works, relative to the proposed development and consent of third party landowners for wayleaves.
- (ii) Clarification with respect to the upgrade of the Fermoy wastewater treatment works. Details of the upgrade necessary; who is delivering this upgrade, timelines involved and whether planning consent is required.

The further consideration of these issues may require an amendment to the documents and/or design proposals submitted at application stage.

Furthermore, Pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that, in addition to the requirements as specified in articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, the following specific information should be submitted with any application for permission:

1. An updated Architectural Design Statement. The statement should include a justification for the proposed development, having regard to, inter alia, urban design considerations, visual impacts, site context, the locational attributes of the area, linkages through the site, pedestrian connections and national and local planning policy. The statement should specifically address the separation distance between proposed blocks, finishes of the blocks, the design relationship between the individual blocks within the site, the relationship with adjoining development, in particular, the ESB substation. The statement should be supported by contextual plans and contiguous elevations and sections.
2. A detailed statement, which should provide adequate identification of all such elements and justification as applicable, where / if the proposed development materially contravenes the statutory Plan for the area other than in relation to the zoning of the land, indicating why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000.
3. A Housing Quality Assessment that provides details in respect of the proposed apartments set out as a schedule of accommodation, with the calculations and tables required to demonstrate compliance with the various requirements of the 2020 Guidelines on Design Standards for New Apartments. It is important that the proposal meets and preferably exceeds the minimum standards in terms of dual aspect and proportion of apartments which exceed the floor area by 10%. In the interests of clarity clear delineation / colour coding of floor plans indicating which of the apartments are considered by the applicant as dual / single aspect, single aspect north facing and which apartments exceeds the floor area by 10%.
4. A schedule of the open space and communal / playground facilities within the development clearly delineating public, semi-private and private spaces. Details of any resolution / agreement with the p.a. in terms of contribution in lieu.
5. Details of public lighting.

6. Details of a Green Infrastructure Plan, Landscaping Plan, Arboriculture Drawings, and Engineering Plans that take account of one another.
7. Justification of quantum and quality of open space provision, both communal and public open space (POS). Clarity with regard to compliance with Development Plan standards and planting details.
8. A Daylight and Shadow Impact Assessment of the proposed development, specifically with regard to:
 - (i) Impact upon adequate daylight and sunlight for individual units, public open space, courtyards, communal areas, private amenity spaces and balconies.
 - (ii) Impact to any neighbouring properties.
9. A response to matters raised within section 4.3 'General Layout Considerations', of the PA Opinion submitted to ABP on the 16th July 2021.
10. A robust Ecological Impact Statement Report, AA screening report and NIS, as appropriate, which support and have regard to one another, and which inter alia, consider potential impacts on all of the Qualifying interests (QI's) of all Natura 2000 sites identified as being within the zone of interest.
11. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority.
12. Site Specific Construction and Demolition Waste Management Plan.

Also, pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is informed that the following authorities should be notified in the event of the making of an application arising from this notification in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended:

- 1. Irish Water**
- 2. An Garda Siochana**
- 3. ESB Networks**
- 4. National Transport Authority (NTA)**
- 5. Transport Infrastructure Ireland (TII)**

- 6. The Minister for Culture, Heritage and the Gaeltacht,**
- 7. The Heritage Council**
- 8. An Taisce — the National Trust for Ireland**
- 9. Fáilte Ireland**
- 10. Cork County Childcare Committee.**

PLEASE NOTE:

Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, neither the holding of a consultation under section 6, nor the forming of an opinion under that section, shall prejudice the performance by the Board, or the planning authority or authorities in whose area the proposed strategic housing development would be situated, of any other of their respective functions under the Planning and Development Acts 2000 to 2020 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

Tom Rabbette
Assistant Director of Planning
October, 2021